

**CITY OF WILLMAR  
PLANNING COMMISSION MEETING**

**6:30 P.M. ON WEDNESDAY, DECEMBER 15, 2021**

**CONFERENCE ROOM #1  
CITY OFFICE BUILDING**

***Chair:*** Jonathan Marchand

***Vice Chair:*** Jeff Kimpling

***Members:*** Khalif Bashir, Stephanie Carlson, Steven Dresler, Cletus Frank, Terry Sieck.

**AGENDA**

1. Meeting Called to Order
2. Minutes of November 17 Work Session
3. Rohner Rezone
4. Indoor Gun Range
5. Langmo Trust Proposed Lots Merge
6. Miscellany
7. Adjourn

*SUBJECT TO FINAL APPROVAL FROM PLANNING COMMISSION*

**WILLMAR PLANNING COMMISSION – WORK SESSION  
CITY OF WILLMAR, MN  
WEDNESDAY, NOVEMBER 17, 2021**

**MINUTES**

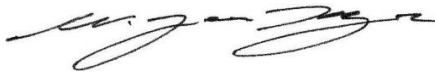
1. The Willmar Planning Commission met on Wednesday, November 17, 2021, at 6:30 p.m. in the Willmar City Offices Conference Room #1,  
  
\*\* Members Present: Jonathan Marchand, Jeff Kimpling, Cletus Frank and Stephanie Carlson  
  
\*\* Members Absent: Terry Sieck, Stephen Dresler, Khalif Bashir  
  
\*\* Others Present: Justice Walker – Director of Planning & Development, Kayode Adiatu – Planner, Willard Huyck – Main Street Coordinator - Planner
2. CHANGES OR ADDITIONS TO AGENDA: No changes or additions were made to the agenda.
3. KEYNOTE FROM DIRECTOR WALKER: Director Walker introduced the night's agenda and format.
4. EXPECTATIONS FOR REVIEWING APPLICATIONS: The Commission reflected on its application review process. Director Walker proposed several reforms to the process, including a requirement that applicants appear before the Commission to discuss their project.
5. ELIMINATING PARKING MINIMUMS: Director Walker proposed revising city ordinance to eliminate minimum parking requirements at new developments, and instead, institute maximum parking limits. The Commission discussed these proposals. The Commission contemplated whether parking minimums were only necessary for particular types of developments. The Commission requested further information on these proposed reforms.
6. LANDSCAPE PLAN: Director Walker proposed several initiatives to improve Willmar's landscape, including a requirement that tree canopies be illustrated in site plans. The

Commission requested further information and a drafted version of the proposed ordinance.

7. BREW PUB ORDINANCE AMENDMENT: Director Walker proposed amending the zoning ordinance to allow for the operation of brew pubs in certain zoning districts. The Commission requested further information and a drafted version of the proposed ordinance.
8. INDOOR GUN RANGE: The Commission contemplated amending the zoning ordinance to allow for indoor gun ranges in certain zoning districts.
9. HOUSING ORDINANCE: Director Walker proposed several reforms to the housing ordinance, including a requirement that rental housing maintenance staff operate within a 50-mile radius of the city and a requirement that maintenance issues be addressed within 48 hours of a violation notice. The Commission considered such reforms and requested further information.

There being no further business to come before the Commission, the meeting adjourned at 8:20 p.m.

Best Regards,



Willard Huyck

Main Street Coordinator - Planner

## PLANNING COMMISSION – DECEMBER 15, 2021

### STAFF COMMENTS

#### 1. ROHNER REZONE I-2 TO GB

- This is a property owner-initiated request to rezone their property on 2987 HWY 12 West from I-2 (General Industry) to GB (General Business).
- The property is legally described as: PART OF NW1/4 OF NW1/4: COMM AT A PT IN C-LINE OF TH #12 WHICH PT IS 152.8' SE'LY MEAS ALONG C-LINE FROM PT INTERS WITH W LINE OF SEC 16; TH SW'LY 75' FOR BEG; TH SE'LY 336.78', TH SW'LY 330', TH NW'LY 336.78', TH NE'LY TO PT OF BEG.
- The property is currently zoned I-2 (General Industry District), and the applicant is requesting to change the zoning to GB (General Business)
- A Grocery store is not allowed in the I-2 district
- Food listings for the proposed Grocery store include dried food, beverage, snack, rice, noodles, sauce, seasonings, canned good and vegetables, frozen food, household supply from a variety of Asian countries such as Thailand, Philippines, Vietnam, etc.
- The applicant had previously applied for a Use Variance on June 28, 2021 to allow for the use of the property as a Grocery store.
- Whereas, Minnesota State law prohibits a City from permitting by Variance any use that is not permitted under the Ordinance for the zoning district where the property is located ([Minn. Stat. § 462.357, subd. 6](#)).
- Staff notified the applicant of the development at several meetings and via mail. The City also refunded the applicant's initial application fee
- Staff suggested to the applicant that they might apply for a Map Amendment if they wish to do so.

RECOMMENDATION: After further review of the Rezone application, staff finds no substantial evidence or justification for rezoning the said property to allow for a use that is not permitted under the City Ordinance. Staff is strongly opposed to spot zoning.

#### 2. GUN SALES & INDOOR GUN RANGES

- The applicant is Gary Peterson and is proposing to have an indoor gun range on the property located at 508 Industrial Dr. SW
- The proposed gun range facility would be in a renovated explosion proof motor testing room that is currently housing a customer service division within a printing facility on the said property.
- An indoor gun range is currently not permitted in the I-1 (Limited Industry) district
- City staff consulted gun range experts, including the DNR on the requirements of establishing a gun range
- City staff made several findings:
  - Gun ranges within city limits are often within industrial or recreational districts.
  - For gun ranges to be profitable, they are coupled with a storefront to sell guns
  - Joint facilities with multiple uses do exist

- HVAC systems are required for all indoor ranges
- Indoor gun ranges in joint facilities need a separate HVAC system to ensure safety of users

STAFF COMMENTS: Due to the nature and risk associated with gun ranges, staff would like to review each gun range facility individually. Permitting indoor gun ranges through Conditional Use Permits would allow staff & the Planning Commission to give each gun range application the review & scrutiny necessary to ensure the safety of any and all users along with the safety of nearby property.

### **3. LANGMO TRUST PROPOSED LOTS MERGE**

- The applicant is Anderson Larson on behalf of Langmo Trust.
- They are requesting to merge two parcels (95-149-0410 and 95-149-0530) on their property on 3210 Eagle Ridge DR W, legally described as: Lot 2, Block One Eagles Landing Twin Fifth Addition; Outlot B Eagles Landing Twin Sixth Addition.
- The current zoning is R-2 (One and Two Family Residential District)
- One of the parcels to be merged is a little piece of land (Outlot B) that was reserved to be an access to the property described above.
- Outlot B is about 800+ square feet, and not on any public utilities

STAFF COMMENTS: Comments and Recommendations requests have been made to the WMU, Fire, Police, and the Engineering departments. This matter would be brought back for a second hearing for the Planning Commission to decide.

## Proposed Asian Grocery Store





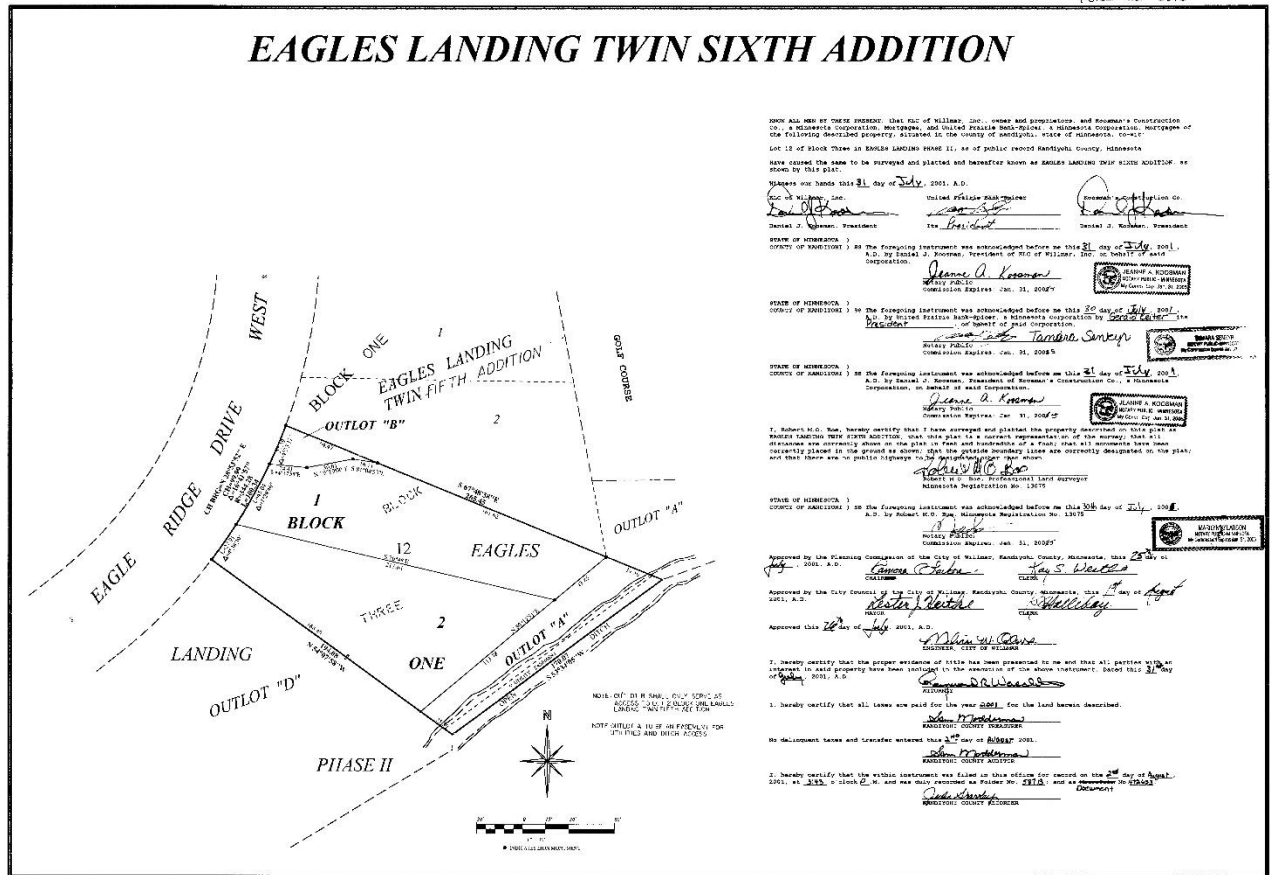
Proposed Gun Range Facility  
Maracom Corporation 508 Industrial Dr SW



# Eagles Landing Plat

Folder No. 5870

## EAGLES LANDING TWIN SIXTH ADDITION



KNOW ALL MEN BY THESE PRESENTS, that the City of Willmar, Inc., owner and proprietor, and Ramsey's Construction Co., a Minnesota corporation, hereinafter, and United Prairie Industries, a Minnesota corporation, hereinafter, of the following described property, situated in the County of Ramsey, State of Minnesota, to-wit:

Lot 12 of Block Three of Eagles Landing Phase II, as of public record Ramsey County, Minnesota, have caused the same to be surveyed and platted and hereafter known as Eagles Landing Twin Sixth Addition, as shown by this plat.

Witness our hands this 21 day of July, 2001, A.D.

City of Willmar, Inc. United Prairie Industries  
Daniel J. Korman, President Daniel J. Korman, President  
For Ramsey's Construction Co. For Ramsey's Construction Co.

STATE OF MINNESOTA )  
COUNTY OF RAMSAY ) ss The foregoing instrument was acknowledged before me this 21 day of July, 2001, A.D. by Daniel J. Korman, President of City of Willmar, Inc., a Minnesota corporation.

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COPY

Document No. 442453





Langmo Trust Property/Parcel

Outlot B